

**The Preserve on Anastasia Island Condominium Association  
Board of Directors' Meeting  
Wednesday, September 4, 2024  
Minutes**

**Attendance:**

President	Rick Tomlinson
Secretary	Joanne Penna
Treasurer	Cheryl Lynch
	Marilu Bicknell
	Julie Keenan
	Nancy Nichol
Absent Vice President	Richard Wild

Also present C.A.M. Gail Griswold and several homeowners, residents

The meeting was called to order at 6:01 p.m. By President Tomlinson. It was determined that a quorum of directors was present and notice of this meeting was accomplished in accordance with the Bylaws and Statutory Requirements was determined.

**Motion** to dispense and approve the minutes of the previous meeting (June 5, 2024) was made by Ms. Lynch, seconded by Ms. Bicknell and approved.

C.A.M. Griswold went over the manager's report (attached). Included in the report was the reinstating of the recycling dumpster after an agreement was made between the head of the Public Works Dept. and Board President Tomlinson; looking into leaf build up in the new gutters after heavy rainfall and checking cost and reliability of leaf guards.

**Committee Reports**

**Finance** - in good shape; finance committee met to discuss 2025 budget, reserves are good.

**Social/Landscape** – monthly/themed Friday or Saturday socials are so well organized. All events are highlighted in the monthly newsletter, in flyers at mailboxes, and on the website.

We still have issues with irrigation, bare areas, tree roots; palm tree trimming went very well, lots of positive feedback.

**A motion** “ to do more trimming of oak trees from \$18,000 to \$20,000 in order to avoid leaf build up in the new gutters” was made by Ms. Keenan, seconded by Ms. Nichol was approved.

**New Business** There will be a garage sale here at the Preserve, Saturday, September 28<sup>th</sup> 8 am to noon.

Owner comments:

Issues from owners such as charges on City water bill for recycling, landscaping around the lake, hedges too high, more notification re committee meetings, power washing of buildings, use of e mail addresses, cable company repairs near or on our property, white lights on palm trees at entrance were addressed and answered.

The next meeting of the Board of Directors, the Annual Meeting. will take place on Wednesday, December 4, 2024 at 6:00 p.m.

The **motion** to adjourn the meeting at 7:12 p.m made by Ms. Lynch was seconded by Ms. Nichol, approved.

Respectfully submitted,  
Joanne Penna, Secretary

The Preserve on Anastasia Island Condominium Association Annual  
Owner's Meeting  
Wednesday, December 6, 2023

Directors in attendance:

President	Rick Tomlinson
Secretary	Joanne Penna
Treasurer	Cheryl Lynch Marilu Bicknell Julie Keenan

C.A.M. Gail Griswold and many homeowners were also present (see attendance sheet)

President Tomlinson called the meeting to order at 6:17 p.m. It was determined that a quorum of homeowners was not present and therefore no Annual Meeting would take place.

A motion to approve the minutes of last year's Annual Meeting was made by Ms. Lynch, seconded by Mr. Wild, approved.

Enough ballots were submitted so the election of new directors took place.

While ballots were being counted discussion took place regarding the budget, Sunset Point fees, future projects reserve study. The motion to approve the 2023 Budget was made by Ms. Lynch, seconded by Mr. Wild and passed.

The seven Board members elected are Marilu Bicknell, Julie Keenan, Cheryl Lynch, Nancy Nichol, Joanne Penna, Rick Tomlinson and Richard Wild.

Motion to adjourn the meeting made by Ms. Penna, seconded by Ms. Bicknell, passed at 7:05 p.m. Directors then proceeded to an adjoining room for the reorganization meeting.

Respectfully submitted, Joanne Penna, Secretary

**New Business** - We have received two bids for resurfacing the asphalt – between \$500,000 and \$707,000 and are waiting for another bid.

**Owner comments** - questions, comments from owners included Insurance, Irrigation issue, new plantings, and thank you to the Board of Directors.

The next HOA meeting will be held on Wednesday, September 4, 2024.

Ms. Lynch made the motion to adjourn the meeting at 7:05, seconded by Ms. Nicol, meeting adjourned.

Respectfully submitted,

Joanne Penna, Secretary

Organizational Meeting 7:08 p.m.

The motion to retain Rick Tomlinson as President, Cheryl Lynch as Treasurer, Joanne Penna as Secretary was made by Richard Wild, seconded by Joanne Penna, motion passed. Julie Keenan and Richard Wild submitted their names for Vice President so a ballot was made and each director voted. As a result, Richard Wild will be Vice President.

Board of Directors Meeting  
Wednesday, December 6, 2023, Clubhouse

The meeting was called to order by Mr. Tomlinson at 7:21 p.m. It was deter." lined that a quorum of directors was present.

There was no Manager's report but Ms. Griswold did comment on the completion of the roof/gutter replacement in all buildings, landscaping and lighting. President Tomlinson informed us about the new convenience officer residing in building 31. She will be taking Sean's place. Directors Bicknell and Keenan expressed interest in forming committees such as Security/Enforcement, Social, Finance, Landscaping and Communication, A Director will chair each committee. Notice to join one of the committees will be on the website and in the newsletter.

The next Board of Directors meeting will take place on Wednesday, March 6, 2024 at 6:00 p.m. Motion to adjourn made by Ms. Nichol, seconded by Ms. Bicknell, passed. Meeting adjourned at 7:56 p.m.

Respectfully submitted,  
Joanne Penna, Secretary